

THE WASHINGTON HERALD

REAL ESTATE AND BUILDING SECTION

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BUILDING A CITY IN "OLE" VIRGINIA

Story of the Construction in
Lunenburg County.

KENBRIDGE IS GROWING

Resources of District Will Be
Developed Rapidly.

"South Side Virginia" Offers Attraction to Farmers and Investors. Tobacco, Wheat, and Other Products Found Profitable—New Enterprises Springing Up—Improvement Company Lends Assistance.

By A STAFF CORRESPONDENT.

One of the striking facts in the reconstruction of the Southern States, industrially, is the evidence of material development and advancement in old Virginia.

It was so well known that her territory was smitten unto death by the breath of war, that few have realized the vast energy and reconstructive ability shown by her people in the last ten or fifteen years. Blessed as she is with an equable climate and productive soil, a frugal and industrious people, honest in their dealings with mankind, generous to a fault with their own kind, it is not so wonderful after all that such tremendous strides should have been made in the rehabilitation of the State.

With untold riches in her mineral and coal products, she has developed great agricultural resources, with an output each year that is placing her in the front rank of the Southeast Atlantic States.

Big Returns in Land.

Virginia is a particularly inviting field for citizens from other sections of the United States, because of the reasonable prices of her land, and the big return that is given to intelligent agricultural effort, her incomparable system of public education, together with a large number of private schools and colleges, unsurpassed in any other State. In the Union, the law-abiding disposition of her people, her churches, and the freedom from racial and class disturbances.

To the farmer of small means the conditions in Virginia are especially attractive.

The trucking industry in Virginia is in its infancy, and yet it is a source of enormous revenue to those engaged in it. Its nearness to market, and the possibilities of shipping, both by water and by rail, enabling the producer to reach the great markets of Washington, Philadelphia, Baltimore, New York, and Boston within twelve, eighteen and thirty-six hours, and the peculiar adaptability of the soil to trucking, destined Virginia, to, at no distant date, become the garden spot for these great markets.

In the southwestern section of the State, stock raising has been developed to a profitable degree, and the possibilities have been demonstrated to be inviting to capital and industry.

Great Value in Forests.

With intelligent use, the forests of Virginia, containing enormous wealth, can be utilized for generations to come. Vast areas of native growth of hickory, oak, and other hard timbers are found in Virginia; in fact, the State is to-day furnishing the largest reserve stock of vehicle timber to be found in the eastern part of North America. Hence, there are splendid opportunities for building of wagon and buggy factories in a number of places in Southside Virginia.

The great water powers will be developed, and will furnish cheap power for manufacturing that will undoubtedly attract capital seeking investment. One need not make comparisons in referring to any section of the State, because points can be found in every county that will commend themselves to the wise consideration of the business world.

The building of the Virginia Railway by Henry H. Rogers from the Tidewater on the east to the mountains, and projected on to the Great Lakes, has opened a vast empire in Virginia, whose resources have been stored away all these 80 years, since the Jamestown landing and practically untouched on account of the lack of transportation.

New Towns Laid Out.

The correspondent of The Washington Herald was recently in Lunenburg County and visited the new town of Kenbridge, which has been laid out, and is being prepared for settlement, if the term may be used, by the Kennedy-Walker Land and Development Company. As a matter of fact, it seems to be the natural consensus of the people in Lunenburg County to center at Kenbridge, and out of it will develop the future metropolis.

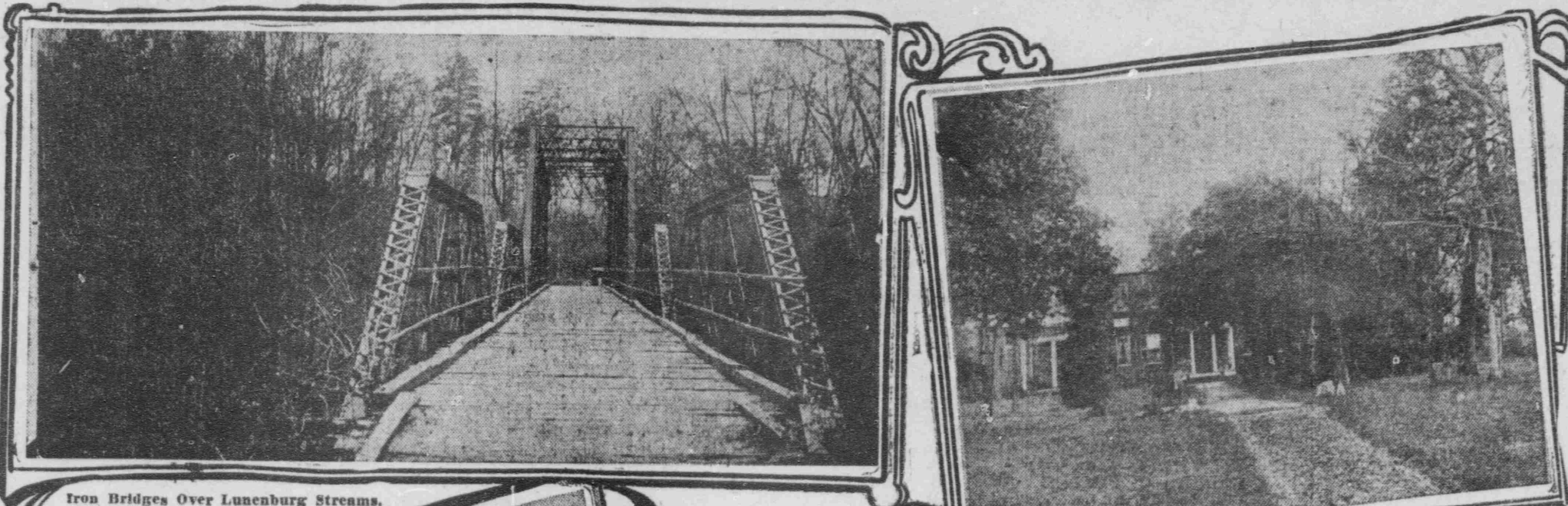
I found at Kenbridge a rather unique situation. Lunenburg County lies in what is known as "Southside Virginia." In days gone by, this section of Virginia was completely cut off from the world, so far as easy access of transportation was concerned. It is a beautiful country, with rolling landscapes, and many highly developed farms, that have been producing independent livings and independent manhood for several generations. The soil is rich in phosphates and very productive. The country produces between 3,000,000 and 4,000,000 pounds of tobacco at this time, which will, no doubt, increase on account of the possibilities now of reaching markets.

As was stated heretofore, this section was entirely cut off from the world, except by highways, which, as in other parts of America, are of extremely desirable methods of travel, especially in wet weather. Hence, heavy loads of tobacco could not be carried to market at the time at which they could sell at the highest prices. The tobacco product of Lunenburg had a wide reputation, three kinds of tobacco being raised, the dark, red, and bright tobacco leaf.

Wheat Crops Are Good.

As to wheat producing it has demonstrated on the small amount of acreage that has been planted in the past, that the land is very productive for all kinds of grass and grains. Heretofore, the same thing has always presented itself to the farmer—his inability to reach markets.

EVIDENCES OF ENTERPRISE AND PROSPERITY IN LUNENBURG COUNTY.



Iron Bridges Over Lunenburg Streams.



"Brickland," an Old Lunenburg Home.



Brick and Tile Plant, Kenbridge.

PLANS TAKE SHAPE TO EXPAND TRADE

Chamber of Commerce Starts
Two New Projects.

WILL HIRE NEW SECRETARY

Business and Industrial Forces of Capital City Will Soon Be on Working Basis to Advance Commercial Interests—Work of Past Year Briefly Reviewed—Outlook Bright.

Two important steps were taken during the week looking to the permanent advancement of trade and industry in Washington.

The board of directors of the Chamber of Commerce on Wednesday afternoon authorized the appointment of a committee to make inquiry into the availability of the applicants for the position of permanent secretary of the chamber, to pass upon those qualifications, and report its conclusions to the board on May 20.

The board of directors had been previously instructed by the chamber to hire the secretary upon such terms as might be thought fit, and it is now practically assured that the position of secretary to the chamber will be filled within a few weeks by a man who will be able to devote his whole time to the body's interests and to serve the various committees, whose work has been handicapped for want of such an officer.

Retail Trade Organized.

The second step taken was the permanent organization of the retail trade committee of the chamber on Thursday night, the adoption of a plan of work, and the appointment of several subcommittees to give the execution of the plan effect.

It is expected that the employment of the permanent secretary of the chamber will serve to give direction to the work of the retail trade committee, as well as that of the committee on wholesale trade and of other standing committees of the body.

The effect of the action taken is to place on a working basis the forces of the Chamber of Commerce interested in the expansion of the retail trade of the city. The committee representing that branch of activity has effected a special organization under the constitution of the chamber and is to all intents and purposes a separate trade body within the chamber. The committee has adopted a plan of action which has for its object the bringing to the city of trade from outside and further extending the patronage of the local stores.

Subcommittees Ready to Act.

Subcommittees on ways and means, including the raising of funds for advertising and necessary expenses attached to the movement; on railroad privileges, which will be charged with getting reduced rates of traffic where possible, or organizing special excursions to the city, and the like; advertising, which will have charge of the means and character of the advertising used for the purposes of publicity, and on refund, which will have charge of the amount and manner of the refund to outside patrons of the percentage of their purchases at the local stores.

This brief review of the plan as proposed shows that the field of retail trade in Washington is covered by an active and energetic committee which has already carried out one of the successful efforts of the local tradesmen to bring larger business to our city.

Dependent upon the employment of the permanent secretary is the forming of a permanent executive man connected with the chamber to carry out certain plans having for its object bringing to Washington merchants from the neighboring States to buy goods for their general stores.

It is understood that this committee has several ideas capable of being worked

out when the secretary shall be in his position. One of these is the trade train to be sent at intervals into the field of outside trade. Another is correspondence with representative merchants in various parts of the trade territory and placing in their hands facts relative to wholesale trade which might induce them to come to Washington.

The committee on manufacturing has also been at a standstill waiting the coming of the secretary. It is understood that plans for bringing to Washington certain industries have been formed which will be immediately started with good prospects of success. Many inquiries have come to the officers of the Chamber of Commerce relative to the establishment of industries here. These will be taken up in turn and the possibilities of their coming canvassed by the new secretary in conjunction with the committee on manufacturing, and though the beginnings may be small, there is a strong likelihood that when once started others will follow and in a few years a number of factories will be established, which will naturally form a nucleus for more of the same kind.

Chamber's Plans Taking Shape.

These facts are reviewed to show that the objects for which the Chamber of Commerce was established are taking shape. A general movement toward commerce and industry, especially where it must be largely created from the ground up, must necessarily be slow, but the promise made long ago that earnest effort to realize some of these worthy ends for the Capital City is now being fulfilled, and the Chamber of Commerce will doubtless prove the wisdom of its founders in embarking upon the scheme to do for Washington what has already been done for the principal trade and industrial centers of the continent.

In the Chamber of Commerce is centered largely that part of public sentiment in favor of the expansion of trade and the building up of profitable industry at the Capital. In past months there has been much talk and a gradual concentration of energy upon the larger and more serious work to be done now to realize these ends. The chamber has not been organized quite a year, but in that time it has secured a permanent headquarters, and by the time of the first anniversary it will probably have a permanent secretary to carry on its work.

What Has Been Accomplished.

In the meantime the retail merchants have paced through one successful campaign for the expansion of trade in their line, have perfected the organization referred to, and are now in position to move forward with increasing momentum in the accomplishment of its plans. Probably as much as could reasonably be expected has been done in the first year of the existence of the Chamber of Commerce. It has been well supported by its endeavors, and the outlook for its usefulness is possibly brighter than upon the night of its organization at one of the largest and most enthusiastic meetings of business men ever held in Washington. Apparently the chamber is on a good foundation for the furtherance of its plans, and a few telling blows at the new secretary, are ready to move, are likely to show that Washington is ripe for the change from a purely political and social center to a commercial and industrial city.

GRANITE QUARRY AT KENBRIDGE.

LOTS CHEAP IN HOLLYWOOD

New Maryland Subdivision Becomes Instantly Popular.

Home Sites Are 25 by 125 Feet, and Sell at \$1 Down and 25 Cents a Week.

The instant popularity of the new subdivision known as Hollywood, Md., is unprecedented in current operations in real estate in this city. It forecasts an active season for the managers of the subdivision.

Grover & Layman offered the lots in Hollywood, about 600 in number, last Sunday for the first time, and a large force of salesmen was kept busy that day by the crowds of delighted visitors. More than 125 lots were sold the first day, and the rain of the past week did not keep people from buying, as the prices and the terms are so attractive as to overcome even the handicap of bad weather.

When a person can buy a high, level, absolutely perfect lot, 25 by 125 feet in size, well shaded and fronting upon a wide, graded street, for \$1 to \$100, on payments of \$1 down and 25 cents a week thereafter, without interest or taxes, it is not surprising that he does not hesitate to invest.

The Hollywood lots are regarded as bargains for the reason that they are in a section that is rapidly building up. They have an electric car line near them, running through the subdivision; the Washington-Baltimore macadam road on the west, with forty lots fronting upon it, and the main line of the Baltimore and Ohio Railroad on the east. The streets are wide and graded, the elevation is 185 feet above tide, the water is pure, and the lots afford ideal home sites. The lots are staked, with the price marked upon the corner stake, so that the visitor may know what the price of his choice is without asking. The terms of payment, already stated, place the purchase of these lots within the means of common people, and a person of moderate income can purchase two or more lots adjoining and acquire as large a tract as desirable for his home.

On each lot only \$1 in cash is required and payments of 25 cents a week, with no taxes, interest, or extras to pay. Warranty deeds and free certificates of title are given with the purchase. The managers regard the plan of sale one of the most liberal offers ever made upon real estate transactions in Washington. They also believe the value of the lots will appreciate as houses are built and the subdivision improved.

As an encouragement to those who desire to build, lumber delivered in Hollywood will be sold, it is asserted, at \$1 a thousand feet. As a saving in the matter of fuel, the management offer to sell wood to purchasers of lots and home-builders at \$3 a cord.

All buyers of lots are privileged to build as soon as they desire, and every assist-

ance is promised which lies in the power of the management of the subdivision to grant.

The cars of the City and Suburban electric line running through Hollywood land persons desiring to visit the place on the front of the lots which they are enabled to buy. The Laurel cars, leaving Fifteenth and G streets northwest, are the ones to take. They leave that point fifteen minutes after every hour, and thirty minutes' time is all that is required to reach Hollywood.

The city offices of the Hollywood subdivision are in the Home Life Building and are open daily. To-day the managers and an efficient corps of salesmen will be on the grounds at Hollywood to look after the wants of those who may visit the place for inspection or the purchase of lots.

BUYS MORGAN HOME.

S. N. Widdup Acquires Residence at Chillum Castle Manor.

S. N. Widdup has purchased the residence of Henry J. Morgan, at Chillum Castle Manor, in Blair road, near Stott's Station. The property consists of one acre of ground, planted with shrubbery, shade and fruit trees.

Mr. Widdup will take up his residence in the house purchased, during the development of the Chillum Castle and Stott's Park tracts, in which he is financially interested.

About thirty-five acres of the Stott's Park subdivision will be placed on the market during the coming week.

BUYS TWO HOUSES.

M. H. Burt Pays \$7,000 for Property in Southeast Section.

Willie, Gibbs & Daniel have sold for Percy W. Pickford two new dwellings, at 542 and 544 Fourteenth street southeast. The houses have red pressed-brick fronts with cornices, and have six rooms and tiled bath, with nickel-plated plumbing. The lots which they occupy are each 18x30 feet to a rear alley. The houses are situated on terraces. The purchaser, Mahlon H. Burt, will hold the premises as an investment. It is understood that \$7,000 was the sale price of the property.

Will Erect Eight Houses.

John M. Henderson, the builder, has had plans made for eight three-story brick residences, to be located on V street and Kalorama avenue. The ground for them was recently purchased through Thomas J. Fisher & Co. Three of the houses are to be built on the south side of V street, three on the north side, between Eighteenth and Nineteenth streets, and two on the north side of Kalorama avenue, between Eighteenth and Nineteenth streets. Thomas J. Fisher & Co. will have the sale of the houses.

Pay \$3,000 for a Lot.

Thomas J. Fisher & Co. have sold a lot 100 by 175 feet, overlooking the ground of the Chevy Chase Club, to Edwin Sutermeister. The price paid is about \$3,000. Fisher & Co. have also sold to M. J. Lester a lot in Howard street, in section 3, Chevy Chase, 60 by 200.

UNCLE SAM'S PAY IS WIDELY SPREAD

Government Employs 29,103 Persons in the District.

AVERAGE SALARY IS \$1,079

Census Bureau Issues Bulletin Containing Interesting Facts Regarding Persons Who Work in the Departments—Median Age Is 38.8 Years—Ten Per Cent of Population.

The Census Bureau has published a bulletin giving tabulated and statistical information about the employees in the executive civil service of the United States. Incidentally to the general subject the employees of the government in the District of Columbia are given.

Exclusive of the diplomatic and consular services the United States government employs 28,902 persons, and of this number 23,103, or 10.1 per cent, are employed in Washington. These probably form about 8 per cent of the total population of the city, and about 17 per cent of its breadwinners. Of this number 3,762 are employed in the city post-office, the navy yard, and occasionally in the Weather Bureau, leaving 15,341. Of this number 17,988 are males and 1,353 females, or almost 3 in 10. Of the 23,103 department employees in the District of Columbia, 2,357 are white and 2,755 colored. They are divided in turn into 15,890 male and 6,667 female white persons, and 2,113 male and 681 female colored persons. Of the employees in the District, 2,755, or 11 per cent, are negroes, or, roughly speaking, one employee in the District out of every nine is a negro.

Median Age Is 38.8 Years.

The median age, or the dividing line where one-half the employees is older and the other half young, is stated to be 38.8 years, or two and a half years older than elsewhere. The number of employees at least sixty-five years of age is 1,852 here, as against 4,671 elsewhere. In comparison with the breadwinners in general, a markedly small proportion of the employees of the civil service are under twenty-five years of age, due, doubtless, to the requirements of applicants in the matter of education, skill, etc. For women in the District no special tendency is said to be apparent toward remaining in the service after reaching the age of sixty-five years. It is interesting to note, however, that the proportion of women between thirty-five and sixty-five is considerably higher in the civil service than it is among breadwinners generally.

As to marital conditions, the statistics show that two-thirds of the men are married, while two-thirds of the women are single. The widowed and divorced form 20.5 per cent of the total number of the women, and 3.6 per cent of the men; and this proportion is said to be the same here as elsewhere in the service. The bereaved, it is shown, form 4.4 per cent of the men, contrasted with no less than 21 per cent of the women, in the District. There are 4,977 single men and 4,325 single women in the civil service in the District of Columbia, 12,151 married men and 799 married women, 796 "widowed women" and 1,548 "divorced women." 66 divorced men and 111 divorced women and 72 men and 21 women not reported.

How Positions Are Obtained.

Only slightly more than one-half of the employees in the District, it is stated, obtained their positions through competitive examination, while outside the District more than two-thirds is the proportion. The difference is accounted for by the fact that the postal service outside the District has developed rapidly, creating

DR. WILEY SCORES THE BLOCK HOUSE

Scientist Declares Apartment Is an Abomination.

SPOILS BEAUTY OF CITY

T. V. Powderly Holds Views Along Same Line.

Strong Pleas Advanced for Detached Dwellings with Free Space About Them—Dr. Wiley Says Beauty and Health Are Sacrificed in Prevailing Type—Mr. Powderly Adds that the Value of Property Is Depreciated.

Upon the architect as much as upon the civil engineer depends the task of making Washington beautiful. This idea, with several forms of expression, ran through the speeches made at the recent banquet of the Washington Architectural Club. The architects, with their invited guests, discussed the general question, "How to Make Washington Beautiful." Much was said that was pertinent to the subject, and several of the speakers made suggestions that were calculated to impress the experts around the board with their wisdom and feasibility.

Running through the speeches, however, were some significant utterances which might be characterized as "How Not to Make Washington Beautiful." For example, Allen D. Albert at one point in his address declared that too much attention had been paid to public buildings, streets, and public spaces and not enough to private residences and particularly the homes of the people of moderate means. Mr. Albert's idea seemed to be that attention to the mere physical beauty of the city in palaces of government service, fine streets, and grand parks had been exploited to the neglect of the homes, which are primarily of more importance than any public building, street, or park can be.

Dr. Wiley Scores Block House.

This idea was further amplified by Dr. Harvey Wiley when he scored the block house as insanitary and the apartment as an abomination from the standpoint of healthy living. Among other things, Dr. Wiley stated that it was a misfortune that in the beginning of the building of Washington a law had not been placed upon the statute books forbidding the erection of houses which touch each other. He said such houses are always insanitary, because upon two sides at least it is impossible for light to penetrate and the air to circulate. He declared that it was never intended that human beings should live in such boxes as have been provided for them in the city of Washington.

"How is there any chance for the architect?" asked Dr. Wiley, "when there is nothing to be ornamented except the front door and portions of the interior?" Dr. Wiley thought the architects, as well as the speculators in land, had been partially to blame for these conditions, in that they had not begun an agitation long ago against crowding the houses so close to one another as actually to endanger healthy living.

Pleads for Open Space.

Dr. Wiley declared that there should be open space around every human habitation, where light could come in and where air could circulate freely. Then he said the architect would have a chance for the proper exercise of his art, and the city thus built would not be a continuation of unbroken rows of solidly built houses, but would have more the appearance of the ideal state of things which has been and is being realized in some of the Northern cities where they do not build block houses.

Dr. Wiley suggested that there was more beauty in the detached house in Washington, with its warm, damp climate, than in the cities farther north, where the detached residence prevails. Curiously, he thought, practice had gone contrary to the old adage of meteorology in bringing the block house to the Southern climate.

Dr. Wiley is a scientist and sees things from that standpoint, but what he had to say about the block house was emphasized by Terence V. Powderly, division chief of the Bureau of Immigration, recently in a conversation with a Washington Herald reporter. Mr. Powderly is a resident of the subdivision of Petworth. He purchased a lot fronting on the Rock Creek Church road early in the history of the subdivision and built his home among the trees, where he could look out upon the grounds of the Soldiers' Home and have, as he expressed it, some of the comfort of the country during the rest of his life.

Has Horror of Block House.

Mr. Powderly has a horror of the block house, and he said he specially asked the real estate man who sold him his lot whether it was his intention to sell off a few cottages and villa sites and then fill up the rest of the subdivision with the prevailing block houses. Mr. Powderly declared that he was assured that the block house would never invade Petworth; that the promoters of the subdivision had control of all the land and that they would see to it that it should be kept free from the abomination to which Mr. Powderly referred.

As proof of the intentions of the promoters, a plot of the whole subdivision was shown, in which lots were fifty and sixty feet wide, all staked off, and streets provided for, making the subdivision a true rural suburb of the city. Mr. Powderly said he was assured that this plot of subdivision, having been recorded, would not be changed.

Change Comes After Sale of Land.

Now Mr. Powderly says the land has been sold to a number of speculators. They have taken the original sixty-foot lots, subdivided them into three lots, recorded their subdivision, and built their block houses. They stand to-day within a block of Mr. Powderly's stately residence. In fact, he says he is hemmed in on two sides with that class of houses. He believes the invasion, as he calls it, has cut down the value of his property, and he says the desirability of the locality as a place of residence has been depreciated 100 per cent from what it would have been had the original intention of keeping the lots at sixty-foot width been adhered to.

Mr. Powderly says he does not object to the two-story house or the residence.